



Columbia County Planning Commission
Proposed Agenda for January 7, 2016 at 6:00 P.M.
Evans Government Center Auditorium
Evans, Georgia

Planning Commissioners:
Countywide - Jim Cox

District 1 – Chris Noah
Vice-Chairman – Donald Skinner

District 3 – Richard Henderson, Sr.
District 4 – Dewey Galeas

- A. CALL TO ORDER..... Chairman Cox
- B. INVOCATION Chairman Cox
- C. PLEDGE OF ALLEGIANCE..... Chairman Cox
- D. ROLL CALL / QUORUM Chairman Cox
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Cox
 - 1. December 3, 2015
- F. APPROVAL OF THE AGENDA Chairman Cox
- G. PRESENTATION..... Chairman Cox
- H. DEBATE AGENDA Chairman Cox
 - 1. Unfinished Business Chairman Cox
 - a. Rezoning
 - 1. None
 - b. Variance
 - 1. None
 - 2. New Business Chairman Cox
 - a. Conceptual Plan
 - 1. None
 - b. Preliminary Plat
 - 1. None
 - c. Final Plat
 - d. Rezoning
 - 1. **RZ16-01-01 (Public Hearing)** Rezone from M-1 (Light Industrial District) to S-1 (Special District), with a *Conditional Use for Wireless Telecommunications Facilities for Existing Towers*, Tax Map 061 Parcel 030E, 7.15+/- acres, located at 483 Lewiston Road. *Commission District 3. Staff Assignment, Danielle Bolte.*
 - 2. **RZ16-01-04, (Public Hearing)** Rezone from R-A (Residential Agricultural District) and PUD (Planned Unit Development) to PUD (Planned Unit Development), Tax Map 060 Parcel 001A, 83.9+/- acres, located at 5402 Magnolia Court. *Commission District 3. Staff Assignment, Danielle Bolte.*

- e. Plan Revision
 - 1. **RZ16-01-02, (Public Hearing)** Major S-1 (Special District) Plan Revision, Tax Map 081A Parcel 043, 2.75+/- acres, located at 3924 Old Fury's Ferry Road. *Commission District 1. Staff Assignment, Danielle Bolte.*
 - 2. **RZ16-01-03, (Public Hearing)** Major PUD (Planned Unit Development) Revision, (Portion of) Tax Map 060 Parcel 968H, 15+/- acres, located at 457 Bartram Trail Club Drive. *Commission District 3. Staff Assignment, Danielle Bolte.*
- f. Variance / Variation
 - 1. **VA16-01-01, (Public Hearing)** Variance to Section 18-308, *Height of Telecommunication Towers*, Tax Map 061 Parcel 030E, 7.15+/- acres, located at 483 Lewiston Road. *Commission District 3. Staff Assignment, Danielle Bolte.*
 - 2. **VA16-01-02, (Public Hearing)** Variance to Section 90-139 *Buffers*, Tax Map 081A Parcel 028A, 3.22+/- acres, located at 3804 Evans to Locks Road. *Commission District 1. Staff Assignment, Danielle Bolte.*
 - 3. **VA16-01-03, (Public Hearing)** Variance to Section 90-139 *Buffers*, Tax Map 081A Parcel 043, 2.75+/- acres, located at 3924 Old Fury's Ferry Road. *Commission District 1. Staff Assignment, Danielle Bolte.*
- g. Text Amendment
 - 1. **TA16-01-01, (Public Hearing)** Ordinance 15-31, Text Amendment to Chapter 90, Zoning, Article III, Commercial, Industrial, Professional, Special, Planned Unit Development, and Planned Development Districts, Section 90-96, Evans Town Center Overlay District (c)(7) – *Limited Use of Wooden Fence Materials within the ETCOD*
- h. Items Added (which need immediate action or have not gone before Committee)
 - 1. None

I. LEGAL MATTERS..... County Attorney Driver
 1. None

J. STAFF AND COMMISSIONER COMMENTS Chairman Cox
 1. **McDonald's Architectural Review. Staff Assignment, Nayna Mistry.**

K. PUBLIC COMMENTS AND PARTICIPATION Chairman Cox

The next scheduled Planning Commission meeting is January 21, 2016 at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



REZONING

January 7, 2015

FILE : RZ16-01-01

M-1 to S-1

Property Information	
Tax Map/Parcel ID	061 030E
Address/Location	483 Lewiston Road
Acreage (+/-)	7.15 +/-
Current Zoning	M-1 (Light Industrial)
Existing Use	Wireless Telecommunications Facilities
Request	S-1 (Special) with Conditional Use for Wireless Telecommunications Facilities
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Owner Brian Beasley and applicant Jonathan L. Yates request the rezoning of one parcel, Tax Map 061 Parcel 030E, 7.15 +/- acres located at 483 Lewiston Road, from M-1 (Light Industrial) to S-1 (Special) with a Conditional Use for Wireless Telecommunications Facilities.

The parcel is located on the west side of Lewiston Road, just north of I-20, and is surrounded by industrial and C-2 (General Commercial) zoning.

There are two wireless telecommunications towers existing on the site; this request is to bring the property into conformance with the County zoning code.

Staff recommends **approval** of the request to rezone one parcel, Tax Map 061 Parcel 030E, 7.15 +/- acres located at 483 Lewiston Road, from M-1 (Light Industrial) to S-1 (Special) with a Conditional Use for Wireless Telecommunications Facilities.



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FILE : RZ16-01-01

M-1 to S-1

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Environmental:

Wetlands and Waters of the U.S. may be present on the property. If wetlands are present on the property, Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters may be present on the property. There is an established 25-foot buffer from the edge of wretsed vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Fire Marshal:

To comply with applicable fire codes.

Stormwater Management:

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the impervious area is increase by 5,000 sq. ft. or greater.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties are industrial and commercial The proposed use is suitable.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The zoning proposal will not adversely impact the use of surrounding properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not excessively burden existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The future land use plan is currently under revision. This property will be part of the Gateway mixed-use Activity Center.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
The wireless telecommunications towers exist on the property.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.



REZONING

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FILE : RZ16-01-04

R-A & PUD to PUD

Property Information	
Tax Map/Parcel ID	060 001A
Address/Location	5402 Magnolia Court
Acreage (+/-)	83.9 +/-
Current Zoning	R-A (Residential Agriculture) and (PUD) Planned Unit Development
Existing Use	Vacant
Request	PUD (Planned Unit Development)
Commission District	District 3 (Richardson)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner and applicant Aaron Sullivan requests the rezoning of a 83.9 +/- acre portion of one parcel, Tax Map 060 Parcel 001A, 287.84 +/- acres, from R-A (Residential Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development) for a single family residential subdivision.

The parcel in question is currently split zoned, with a portion adjacent to the existing Magnolia Hills neighborhood zoned PUD (Planned Unit Development) and the remainder of the parcel zoned R-A (Residential Agriculture). Surrounding parcels are zoned PUD, R-A, R-1 (Single Family Residential), and S-1 (Special) for a church.

The property to be rezoned includes the portion currently zoned PUD and part of the R-A section of the property. The proposed use is a new residential subdivision tentatively called Creekview. This subdivision would consist of 180 lots with a mix of lot sizes, with lot widths varying from 62 feet to 80 feet. The development standards for the lots would be as follows:

Lot Width	Front Setback*	Side Setback	Rear Setback
62'	25'/15'	6'	10'
65' – 75'	25'/15'	7.5'	10'
80'	25'/15'	10'	10'

* All lots will have 25' front setbacks; corner lots will have a 15' setback on the side/second frontage. All setbacks are to be measured from the property lines.

Buffers are proposed along existing wetland areas, with a nature trail to be provided adjacent to the creek. There are five proposed access points to the trail.

A total of 6.2 acres of open space would be provided, which amounts to 10 percent of the usable area of the site, outside of wetland and floodplain areas. The open space is distributed fairly evenly



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FILE : RZ16-01-04

R-A & PUD to PUD

throughout the development and includes a nature trail along the perimeter of the lots, following the creeks, with five access points throughout the development. The phasing of the nature trail as proposed is to construct only the portion along the northern edge of the development with the lots shown for this phase, and to construct the remainder of the trail and access points with future phases of the development. The proposed phasing raises several concerns, the primary one being that the installation of the open space associated with the currently proposed lots will not be completed as the lots are developed. This reduces the benefit to the residents of the proposed amenities and makes inspection and assurance of installation of the amenities more difficult, as well as requiring construction to be completed behind the lots after they are sold and homes built on them. Staff would therefore suggest that the nature trail and associated open space and access points be developed along the entire perimeter of the proposed lots as these lots are developed rather than with later phases.

Street trees are proposed to be planted throughout the development, spaced 40 feet apart on center. The trees will be a mix of Shumard Oak, Japanese zelkova, green ash, Chinese elm, and male ginkgo trees.

The applicant has proposed to continue vertical asphalt curbing used in previous phases. Section 74-117 currently prohibits the use of vertical asphalt curbing in similar residential developments, though the Commission can approve otherwise as part of PUD approval.

Staff recommends **approval with conditions** of the request to rezone a portion of one parcel, Tax Map 060 Parcel 001A, 81.9 +/- acres, from R-A (Residential Agriculture) and PUD (Planned Unit Development) to PUD (Planned Unit Development) for a single family residential subdivision.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. Required street trees shall be installed prior to the issuance of a Certificate of Occupancy for the house on the lot on which the trees would be installed.
2. A landscape plan for all common areas must be submitted to and approved by Columbia County as part of preliminary plat approval. The narrative must be revised to propose an installation schedule for approved common area landscaping.
3. The entire length of the proposed nature trail adjacent to the proposed building lots, and the associated open space and access points, shall be provided with the development of the proposed lots. The construction plans must be shown on the preliminary plat and the trail and associated improvements must be complete prior to expiration of the one-year warranty.



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R-A & PUD to PUD

4. Sidewalks with a minimum width of 5 feet shall be provided along both sides of all internal streets and shall connect with existing and future pedestrian networks. Sidewalks and curb ramps shall meet or exceed ADA and PROWAG standards.
5. The front setback measurement must be clarified, including the point the setback shall be measured from.
6. A revised narrative reflecting the adopted conditions and required clarifications must be submitted to the Planning Department within two weeks of approval by the Board of Commissioners.

Traffic Engineering:

1. Developer is required to provide a pavement design to meet the existing soil conditions and amount of traffic. To understand the amount of traffic at full buildout on any given street, a preliminary master plan of the remaining undeveloped property is required for the purpose to show the number of lots the proposed streets will service. The plan will be used to support the proposed pavement design. The county will review the pavement design and determine if it meets the engineering standards for acceptance.
2. Developer shall install traffic calming measures on all proposed county maintained roadways with straight sections (delta angle less than 30 degree curves) longer than 500 ft. A mandatory meeting with Engineering Division and developer/engineer is required prior to any detailed design for the purpose of discussing acceptable traffic calming measures. Speed humps/bumps will not be considered.
3. Developer shall install intersection radius curb ramps at new street intersections and L-shaped mid-block ramps at cul-de-sac turnarounds prior to Final Acceptance of road infrastructure and beginning of the one-year warranty. Developer shall install sidewalks fronting "passive" recreation area lots and open space lots prior to the expiration of the one-year warranty. All curb ramps and sidewalk shall meet ADA and PROWAG standards. Ramps shall adhere to GDOT Std A3 – Conc Sidewalk Details for Curb Cut Ramps.

Comments:

Building Standards:

Ensure all applicable codes provided by International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

Engineering:

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land



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R-A & PUD to PUD

disturbance.

4. The owner will be responsible for repair of all damage caused by construction vehicles.

Environmental:

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretsed vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0140D, this property contains A Zone. Prior to development on this site, the applicant is required to establish Base Flood Elevations using detailed methods for the submittal of a Letter of Map Revision (LOMR) to FEMA. The applicant must receive LOMR approval from FEMA prior to final plat approval.

Fire Marshal:

To comply with applicable fire codes.

GIS:

1. Please submit an alternate development name as a Creekview development is established on Furrys Ferry Road.
2. Please submit road names for the three unnamed, proposed roadways.

Planning:

Approval of the conceptual plan is contingent on zoning approval by the Board of Commissioners. If any conditions require substantial changes to the concept plan, the plan must be re-submitted to the Planning Commission for approval.

Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.
4. Make sure that no Sediment/Water Quality basins are installed in any environmental sensitive areas.

Traffic Engineering:

1. Irrigation is prohibited inside all new or existing county right-of-way.
2. The Applicant is required to comply with Columbia County's "Project Access Improvements on County Roadways" policy (aka PAI policy).



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R-A & PUD to PUD

Water and Sewer:

Water and sewer service is available to this portion of the parcel. Water and sewer flow tests will be needed to determine available capacities.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties are primarily residential in nature. The proposed use is suitable in view of the development of adjacent parcels, including existing phases of Magnolia Valley Plantation.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal should not affect the existing uses of nearby properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal should not cause an excessive burden on existing facilities; however, additional residential development within the neighborhood may necessitate the construction of additional turn lanes or points of ingress/egress.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The future land use map shows this area as medium density residential; although the map is currently under revision, this designation is unlikely to change.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Staff is not aware of any at this time.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.



REZONING

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FILE : RZ16-01-02

Major S-1 Revision

Property Information	
Tax Map/Parcel ID	Tax Map 081A Parcel 043
Address/Location	3924 Old Furys Ferry Road
Acreage (+/-)	2.75 +/- acres
Current Zoning	S-1 (Special)
Existing Use	Lubavitch Chabad of Augusta
Request	Major Revision
Commission District	District 1 (Duncan)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner Lubavitch Chabad of Augusta, Inc., and applicant Rabbi Zalman Fischer request a major revision to their current S-1 (Special) zoning for Tax Map 081A Parcel 043, 2.75 +/- acres located at 3924 Old Furys Ferry Road to revise the layout of the buildings and parking for the site and create a new access point off Old Furys Ferry Road. The applicants are also requesting a change of conditions to permit access onto Old Furys Ferry Road in its current condition.

The property is located on the west side of Old Furys Ferry Road, off of Furys Ferry Road, and is surrounded by primarily R-2 (Single Family Residential) properties. There is also vacant P-1 (Professional) land at the intersection of Furys Ferry Road and Old Furys Ferry Road.

The applicants are proposing to revise the approved site plan to construct a larger building on the site and revise the parking layout accordingly. The proposed building would be constructed in two phases. The first phase of the building would be 6,856 square feet, with a second phase of just over 3500 square feet for a total of 10,370 square feet. The largest assembly area within the buildings would be approximately 1000 square feet and would seat 72 worshippers, although attendance is expected to average fewer than 50 people per service. Services would be held both during the week and on weekends, with one evening meeting during the week, and one morning and one afternoon on the weekend, with possible additional meetings during the week around noon.

The current access to the site is a gravel drive along the south property line. One of the original conditions of the rezoning was that this driveway be removed and replaced with the required buffer. The proposed site plan shows the removal of the gravel driveway in favor of a new access point farther north on Old Furys Ferry Road and the installation of a twenty foot buffer. A privacy fence would be included along the front portion of the site adjacent to the proposed buildings; the remainder of the buffer along this property line would be a 20 foot natural buffer. There is an existing building towards the rear of the property that intrudes into the buffer, reducing the width to ten feet for the



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Major S-1 Revision

width of the building; a variance request has been submitted to cover this intrusion. The buffers along the rear and other side property lines are shown in accordance with zoning requirements.

The width and design of the buffers is subject to both Code requirements and previous zoning conditions; the previous conditions regarding the buffers were as follows:

A 10 foot side and 20 foot rear structural buffer with an earthen berm, privacy fence or wall and plantings must be provided adjacent to all residentially zoned properties. In lieu of a structural buffer, an opaque natural undisturbed buffer may be used, provided that it shall be 20 feet wide along any side property lines and 40 feet wide along any rear property lines. If existing vegetation in a proposed natural buffer does not provide an opaque screening to the adjacent property, it shall be planted per the direction of the County Forester to achieve at least 85% opacity within two growing seasons.

Although these conditions largely mirror the Code, if the requested variance is to be granted the conditions must be revised or removed accordingly.

A new driveway access is proposed off of Old Furys Ferry Road, and the applicants are requesting a revision to the conditions of the original rezoning which required the upgrading of Old Furys Ferry Road to County standards prior to access being granted. The original conditions were as follows:

5. Old Furys Ferry Road must be upgraded to County Standards from end point of improvements from LPB Properties to the entrance of proposed site. A minimum 40 foot right of way with 28 feet of pavement width back of curb to back of curb with curb and gutter provided on both sides of the road. (From Engineering)

The Planning Department also submitted conditions regarding road improvements, although these conditions were specific to the applicants' property and therefore may be more easily accomplished than the above requirement to widen the road and acquire right of way from properties the applicants do not own:

Property to be dedicated to the County for the widening of Old Furys Ferry Road to 50 feet of right-of-way must be dedicated to the County during Phase I of the development. Concrete curb and gutter shall be installed by the developer in front of their property on Old Furys Ferry Road if it does not currently exist, and the pavement must be widened by the developer along the frontage of the property to 28 feet as necessary.

The existing section of Old Furys Ferry Road is a 30 foot right of way with 20 feet of pavement. The applicants are requesting the removal of the above conditions due to the minimal amount of traffic generated by the proposed use on the site – less than 50 trips per day twice a week according to the applicants. It is also worth noting that the acquisition of additional right of way is likely to be difficult for a private entity.

Staff recommends **approval with conditions** of the major revision to the current S-1 (Special) zoning for Tax Map 081A Parcel 043, 2.75 +/- acres located at 3924 Old Furys Ferry Road, to revise the layout of the buildings and parking for the site and create a new access point off Old Furys Ferry Road, and **approval** of the request to remove the conditions requiring improvement of Old Furys Ferry Road.



Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Stormwater Management:

No plantings shall be placed within the 15 foot Drainage and Utility Easement along the south property line.

Health Department:

The applicant must contact the Health Department in regard to the suitability of the existing onsite sewage system for this project.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Environmental:

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0162D, the property contains A Zone. Prior to development on this site, the applicant is required to establish a Base Flood Elevation for this property.

Fire Marshal:

To comply with applicable fire codes, including fire hydrant locations, fire department access road widths and turnarounds.

Planning:

Natural buffer widths will not include the area within the drainage and utility easement; the required buffer width must be met outside of this easement.

Stormwater Management:

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.



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3. Stormwater quality will be required if the impervious area is increase by 5,000 sq. ft. or greater.

Traffic Engineering:

The existing pavement width is the minimum access width for two-way access to residential properties, therefore, no on-street parking will be allowed.

Water and Sewer:

The existing building is connected to the County water system. Sewer service would require a sewer main extension from adjacent neighborhoods.





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Major S-1 Revision

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
The proposed revision is suitable for the development.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal will not adversely impact adjacent or nearby properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not cause an excessive burden on existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The adopted future land use map shows this area as high density residential; however, the map is currently under revision.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Staff is not aware of any at this time.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.



REZONING

January 7, 2016

FILE : RZ16-01-03

Major PUD Revision

Property Information	
Tax Map/Parcel ID	Tax Map 060 Parcel 968H (portion of)
Address/Location	457 Bartram Trail Club Drive
Acreage (+/-)	15 +/- acres
Current Zoning	PUD (Planned Unit Development)
Existing Use	Vacant
Request	Major Revision
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Owner and applicant Euchee Creek Investors, Inc., requests a major revision to the current PUD (Planned Unit Development) zoning for a 15 +/- acre portion of Tax Map 060 Parcel 968H, 344.98 +/- acres located at 457 Bartram Trail Club Drive to revise the use of Tract 6 from Institutional/Assisted Living to single family residential.

The portion of the property in question is located at the southeast corner of William Few Parkway and Laurel Drive. Patriot's Park lies to the south of the subject property, with additional phases of Bartram Trail adjacent to the north and east.

The currently approved PUD zoning identifies this tract for institutional use, most likely for assisted living. The proposed PUD revision would revise this use to single family development, similar to the existing Patio/Townhome sections of Bartram Trail, although this section would be strictly detached single family dwellings. The style of the development would be similar to the Sunbury and Satolah Ridge sections of Bartram Trail; photographs of these areas have been submitted with the application. The minimum lot size would be 6600 square feet with front setbacks of 16 feet, side setbacks of 7.5 feet, and rear setbacks of 20 feet. The concept plan submitted with the application shows a minimum lot size of 7,954 square feet.

There are existing buffers and a walking trail along William Few Parkway and Patriots Park which are to remain in place; additional buffers are proposed along Laurel Drive and between this section and the homes fronting on Sunbury Drive to the east. The existing and proposed buffers are to remain undisturbed.

There are additionally several open space areas proposed within the development; these areas may be disturbed during development but will be replanted. In addition to the park areas, the new



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FILE : RZ16-01-03

Major PUD Revision

neighborhood will be connected to the existing bike and walking trail and have access to the existing clubhouse and pool areas.

Staff recommends **approval** of the major revision to the current PUD (Planned Unit Development) zoning for a 15 +/- acre portion of Tax Map 060 Parcel 968H, 344.98 +/- acres located at 457 Bartram Trail Club Drive to revise the use of Tract 6 from Institutional/Assisted Living to single family residential.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Building Standards:

Ensure all applicable codes provided by International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Fire Marshal:

To comply with applicable fire codes.

GIS:

Please either extend Blue Springs Trace across Laurel Drive or provide a new name for the proposed road. An additional road name is needed for the second proposed roadway as well.

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

Planning:

1. Approval of the conceptual plan is contingent on zoning approval by the Board of Commissioners. If any conditions require substantial changes to the concept plan, the plan must be re-submitted to the Planning Commission for approval.
2. All sidewalks outside of building lots and all curb ramps must be installed within the 1-year warranty period.
3. A central mailbox unit will be required and its location must be shown on the preliminary plat.

Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.

3. Stormwater quality will be required.

Water and Sewer:

Water and sewer service is available from within the existing development. Water and sewer flow tests will be necessary to determine available capacities.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
The proposed revision is suitable for the development.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal will not adversely impact adjacent or nearby properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not cause an excessive burden on existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The adopted future land use map shows this area as medium density residential; however, the map is currently under revision.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Staff is not aware of any at this time.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.



VARIANCE

January 7, 2016

FILE: VA16-01-01

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 061 Parcel 030E
Address/Location	483 Lewiston Road
Acreage (+/-)	7.15 +/- acres
Current Zoning	M-1 (Light Industrial)
Existing Use	Wireless Telecommunications Towers
Request	Variance from Section 18-308 <i>Height of Telecommunications Tower(s)</i>
Commission District	District 3 (Richardson)
Recommendation	Approval

Executive Summary:

Owner Brian Beasley and applicant Jonathan L. Yates request a variance from Section 18-308 *Height of Telecommunications Tower(s)* for a 7.15 +/- acre parcel (Tax Map 061 Parcel 030E) located at 483 Lewiston Road to permit the existing tower heights and existing tower lighting.

The property is located on the west side of Lewiston Road, just north of I-20, and is currently zoned M-1 (Light Industrial), although a rezoning to S-1 (Special) has been requested. The property is bordered by other industrial and C-2 (General Commercial) parcels.

Section 18-308 limits the height of wireless telecommunications towers to 150 feet. There are two existing towers on this property with heights of 347 and 500 feet. The applicants are therefore requesting variances to bring the existing towers into zoning compliance. The smaller tower is not lit; however, Tower 2 does employ medium dual lighting due to its height.

Staff recommends **approval** of the request for a variance from Section 18-308 *Height of Telecommunications Tower(s)* for a 7.15 +/- acre parcel (Tax Map 061 Parcel 030E) located at 483 Lewiston Road to permit the existing tower heights and existing tower lighting.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.



VARIANCE

January 7, 2016

FILE: VA16-01-01

Variance

Comments:

Environmental:

Wetlands and Waters of the U.S. may be present on the property. If wetlands are present on the property, Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters may be present on the property. There is an established 25-foot buffer from the edge of wretsed vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Planning:

Any equipment upgrades or structural elements that may be attached later must not exceed the approved height by this application.

Criteria for Evaluation of Variance Proposal:

- 1. There are special circumstances or conditions unique to the property that do not generally apply to the district.**
The two towers on this property are existing.
- 2. The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of reasonable use of the land.
- 3. Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
Strict adherence to the requirements of this chapter could cause the owner hardship by requiring the removal of the towers.
- 4. If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal will likely not be physically injurious to surrounding properties. The towers have been in existence for several years without complaints being registered from the neighbors.



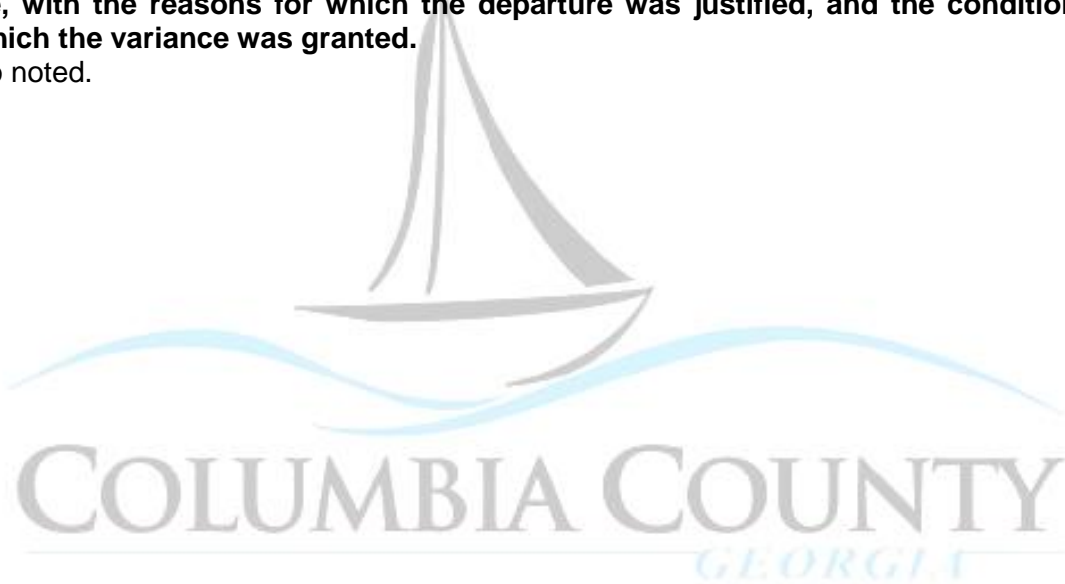
VARIANCE

January 7, 2016

FILE: VA16-01-01

Variance

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.





VARIANCE

FILE: VA16-01-02

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 081A Parcel 028A
Address/Location	3804 Evans to Locks Road
Acreage (+/-)	3.22 +/- acres
Current Zoning	S-1 (Special)
Existing Use	Oakbrook Country Day Preschool
Request	Variance from Section 90-139 Buffers
Commission District	District 1 (Duncan)
Recommendation	Disapproval

Executive Summary:

Owner and applicant Charlie Wall requests a variance from Section 90-139 *Buffers* for a 3.22 +/- acre parcel (Tax Map 081A Parcel 028A) located at 3804 Evans to Locks Road to reduce the rear buffer to 0 feet.

The property is located on the south side of Evans to Locks Road just east of Furys Ferry Road and is currently zoned S-1 (Special). Adjacent parcels are zoned R-2 (Single Family Residential) to the east (Stevens Creek Elementary) and south (West Lake), and C-1 (Neighborhood Commercial) to the west, although this land is currently undeveloped.

Section 90-139 requires either a 10 foot structural or 20 foot vegetated buffer where S-1 zoning abuts residential property. The approved site plans for the daycare from 1994 include a 20 foot vegetated buffer along all three property lines; this buffer was either never installed or has since been encroached into by the play area. The playground now extends to the rear property line, which is defined by a privacy fence owned by the property owners of West Lake.

The applicant is requesting to retain the existing condition of the buffer for the extent of the playground. A minor revision was recently approved to expand the parking lot, and the concept plans submitted with that request did show installation of the required buffer along the parking areas, both the existing lot and the proposed lot. The site plan submitted with the variance request however appears to show the reduction in the buffer being requested further along the property line, bordering a portion of the existing parking lot. If the variance is approved, the portion of the property line that it is applied to will need to be clarified.

Since the buffer is shown on the approved site plans and should have been installed, and with the use on the site and the location of the playground adjacent to the rear property line, in this situation



VARIANCE

January 7, 2016

FILE: VA16-01-02

Variance

the buffer should be installed to comply with the approved site plans and to provide some noise abatement for the residents to the rear of the property.

Staff recommends **disapproval** of the request for a variance from Section 90-139 *Buffers* for a 3.22 +/- acre parcel (Tax Map 081A Parcel 028A) located at 3804 Evans to Locks Road to reduce the rear buffer to 0 feet.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Environmental:

Wetlands and Waters of the U.S. may be present on the property. If wetlands are present on the property, Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Fire Marshal:

To comply with applicable fire codes.

Planning:

If this request is denied by the Board of Commissioners, a compliant buffer as per 90-139 must be shown on the site plan and installed. The existing wood fence on the property line may be used for the structural element and a ten feet wide landscape buffer installed in front.



VARIANCE

January 7, 2016

FILE: VA16-01-02

Variance

Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
There are no special circumstances on this property.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of reasonable use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
Strict adherence to the requirements of this chapter would not cause the owner unnecessary hardship.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal will likely not be physically injurious to surrounding properties. The buffer has been in its current condition for several years and there have been no complaints received.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant has not met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



VARIANCE

January 7, 2016

FILE : VA16-01-03

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 081A Parcel 043
Address/Location	3924 Old Furys Ferry Road
Acreage (+/-)	2.75 +/- acres
Current Zoning	S-1 (Special)
Existing Use	Lubavitch Chabad of Augusta
Request	Variance to 90-139 Buffers
Commission District	District 1 (Duncan)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner Lubavitch Chabad of Augusta, Inc., and applicant Rabbi Zalman Fischer request a variance to Section 90-139 *Buffers* for Tax Map 081A Parcel 043, 2.75 +/- acres located at 3924 Old Furys Ferry Road to permit a 10 foot encroachment into the buffer.

The property is located on the west side of Old Furys Ferry Road, off of Furys Ferry Road, and is surrounded by primarily R-2 (Single Family Residential) properties. There is also vacant P-1 (Professional) land at the intersection of Furys Ferry Road and Old Furys Ferry Road.

The width and design of the buffers are subject to both Code requirements and previous zoning conditions; the previous conditions regarding the buffers were as follows:

A 10 foot side and 20 foot rear structural buffer with an earthen berm, privacy fence or wall and plantings must be provided adjacent to all residentially zoned properties. In lieu of a structural buffer, an opaque natural undisturbed buffer may be used, provided that it shall be 20 feet wide along any side property lines and 40 feet wide along any rear property lines. If existing vegetation in a proposed natural buffer does not provide an opaque screening to the adjacent property, it shall be planted per the direction of the County Forester to achieve at least 85% opacity within two growing seasons.

Although these conditions largely mirror the Code, which requires either 20 foot natural or 10 foot structural buffers along side property lines, if the requested variance is to be granted the conditions must be revised or removed accordingly.

The applicants are proposing to develop the site for the church, and are proposing to retain the existing buildings on the site, one of which intrudes 10 feet into the proposed natural buffer. This building is located towards the rear corner of the lot, and is not immediately adjacent to a residence; the house on the property next door is placed further forward on its lot. As this is an existing building



VARIANCE

January 7, 2016

FILE : VA16-01-03

Variance

and there is no development proposed for this section of the property, the reduction in the buffer width should not cause any adverse impacts.

It should be noted that with the existing drainage and utility easement along this same property line and retention of the existing building, no vegetation will be able to be planted in this portion of the buffer.

Staff recommends **approval with conditions** of the request for a variance to Section 90-139 *Buffers* for Tax Map 081A Parcel 043, 2.75 +/- acres located at 3924 Old Furys Ferry Road to permit a 10 foot encroachment into the buffer for the width of the existing building only.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Stormwater Management:

No plantings shall be placed within the 15 foot Drainage and Utility Easement along the south property line.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Environmental:

State Waters are present on the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0162D, the property contains A Zone. Prior to development on this site, the applicant is required to establish a Base Flood Elevation for this property.

Fire Marshal:

To comply with applicable fire codes, including fire hydrant locations, fire department access road widths and turnarounds.

Stormwater Management:

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.



VARIANCE

January 7, 2016

FILE : VA16-01-03

Variance

2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the impervious area is increase by 5,000 sq. ft. or greater.

Water and Sewer:

The existing building is connected to the County water system. Sewer service would require a sewer main extension from adjacent neighborhoods.



Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
The building is existing and lies within the buffer required by the S-1 zoning. The building does meet the setbacks of the previous residential zoning.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of reasonable use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
Strict adherence to the requirements of this chapter would not cause the owner unnecessary hardship, although it would necessitate removal of at least a portion of the existing building.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal will likely not be physically injurious to surrounding properties. The building is existing and is not directly adjacent to the neighbor's house. The fact that no vegetation will be able to be planted in the remaining buffer width is unfortunate, but in this location towards the rear of the property likely not injurious to the neighborhood.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



TEXT AMENDMENT

January 7, 2016

TA16-01-01

Text Amendment Information

Chapter	Chapter 90, Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development, and Planned Development Districts
Amendment	Section 90-96(c)(7)
Date Initiated by Planning Commission	December 3, 2015
Ordinance Number	15-31
DAB Recommendation	N/A
Staff Recommendation	Approval

Summary and Recommendation

The proposed text amendment would amend Section 90-96 to allow the limited use of wooden fencing material within the Evans Town Center Overlay District (ETCOD).

Approval by the Planning Services Director would be subject to compatibility with adjacent and nearby properties, and overall design of the fence. Wooden fences would be required to present a finished appearance on both sides of the fence.

An additional proposed amendment to ETCOD fencing requirements would require landscaping with a mix of evergreen trees and shrubs along any fence line visible from a road or other property.

Staff recommends **approval**.